

**City of Greensboro Planning Department
Zoning Staff Report
May 10, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: Item B
Location: 4920 Watlington Road and 1901-1905 Lees Chapel Road

Applicant: Hunter, Higgins, Miles, Elam & Benjamin, PLLC
Owner: William and David Ray

From: County Zoning LB & RS-40
To: City Zoning CD-RM-8

Conditions: 1) All uses permitted under RM-8.
2) Gross density shall not exceed 5 units per acre.

SITE INFORMATION	
Existing Land Use	Vacant
Acreage	4.5
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Wooded <i>Other:</i> n/a
Overlay Districts	n/a
Historic District/Resources	n/a
Generalized Future Land Use	Low Residential 3-5 d.u./acre
Other	n/a

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Dwelling	Co. RS-40
<i>South</i>	Vacant/Wooded	CD-RM-8
<i>East</i>	Single Family Dwelling	Co. RS-40
<i>West</i>	Single Family Dwelling, Telecommunication Tower	Co. RS-40

ZONING HISTORY		
Case #	Year	Request Summary
3220	2004	The frontage of this property along Lees Chapel Road, currently in the city limits, was rezoned from RS-12 & LB to CD-RM-8 by the Zoning Commission on February 9, 2004. It is subject to the same conditions as proposed in this original zoning application.

DIFFERENCES BETWEEN County LB & RS-40 (EXISTING) AND City CD-RM-8 (PROPOSED) ZONING DISTRICTS
LB & RS-40: LB is primarily intended to accommodate moderate intensity shopping and services close to residential areas, is established to provide locations for businesses which serve nearby neighborhoods, and is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences. RS-40 is primarily intended to accommodate low density single family detached dwellings on large lots in areas without access to public water and sewer services and the overall gross density will typically be 1.0 unit per acre.
CD-RM-8: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 8.0 units per acre or less. See Conditions.

TRANSPORTATION	
Street Classification	Lees Chapel Rd. - Minor Thoroughfare.
Site Access	Unknown at this time.
Traffic Counts	Lees Chapel Rd. ADT = 7,953.
Trip Generation	N/A.
Sidewalks	Required per Development Ordinance.
Transit	No.
Traffic Impact Study	Not Required.
Other	

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Greensboro Watershed Critical Area, Tier 4
Floodplains	None
Streams	Small channel on site, but is not perennial, so does not require buffer
Other	n/a

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 4G.1: Promote compact development.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Watershed Critical Area: Established pursuant to State of North Carolina environmental mandates, Watershed Critical Areas are overlays adjacent to a water supply intake or reservoir where the risk associated with pollution is greater than from the remaining portions of a water supply watershed. The Generalized Future Land Use Map shows the portion of the Watershed Critical Area for the Greensboro Water Supply Watershed that is located within the water/sewer boundary. This Watershed Critical Area drains to Lake Brandt, Lake Higgins, and Lake Townsend, which form the northern boundary of the Comprehensive Plan study area. The predominant land use designation in this area is low residential because of the environmental constraints associated with the Watershed Critical Area.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Pisgah Church Road/Lees Chapel Road Corridor Study (1996) indicated that most the subcorridor east of Church Street should be developed as a mix of single family and multifamily housing. This particular area was designated as Single Family Low Density Residential in that study.

Other Plans: N/A

STAFF COMMENTS

Planning: The Laurel Oaks Apartments located on the south side of Lees Chapel Road opposite this tract was initially rezoned to a multifamily category by the Zoning Commission in 1981. It was originally zoned for townhouses, condominiums or patio homes for sale at a density of 5 units per acre. In 1990 the City Council rezoned the tract to accommodate

apartments with a maximum of 50 two-story units (4.7 units/acre) allowed. The Zoning Commission supported that request with a favorable recommendation.

The Planning Board unanimously recommended the annexation of this parcel at the April 20, 2004 meeting.

There are water and sewer lines present along Lees Chapel Road. The water line can be extended up Watlington Road and the sewer line can be extended to give gravity service to most but not of all of the property, so building locations will gravitate toward the higher part of the property.

As staff pointed out in February relative to the Lees Chapel Road frontage of this property, the Generalized Future Land Use Map shows this area to be classified as Low Residential (3-5 dwelling units/acre). As conditioned, the proposed original zoning is compatible with Connections 2025 and is consistent with comprehensive plan objectives to promote compact urban development and to provide affordable housing opportunities.

GDOT: Since this proposed rezoning is within a Watershed Critical Area, the Unified Development Ordinance will not require curb and gutter widening improvements along Watlington Road.

Water Resources: No additional comments.

HCD: No comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION

N/A